

Agenda

The City of Frederick Mayor & Board of Aldermen Workshop

February 27, 2013
3:00 PM

City Hall Boardroom

Call to order & Pledge Allegiance

Agenda topics

1. **Pulled** - Discussion of a Proposed road Name Change of Routzahn Way to Wormans Mill Road – Matt Bowman
2. Presentation of Downtown Frederick Partnership Action Plan & Accomplishments – Kara Norman
3. Discussion of Proposed Annexation of 48.816 Acres Located North of the Intersection of Christopher's Crossing and Walter Martz Road, Collectively Known as the Bartgis-Lasick/Rallas Property. The Applicant is Requesting R8, Medium Density, Zoning on the Property with a Maximum Density Cap of 300 Residential Units – Gabrielle Dunn
4. Aldermanic Comments

It is the policy of the Mayor and Board of Aldermen to permit public comment limited to five (5) minutes per person or ten (10) minutes per group. A sign up sheet is available prior to the meeting.

The City of Frederick is committed to the letter and spirit of the Americans with Disabilities Act. Individuals requiring special accommodations are

requested to call prior to the meeting to make arrangements. Please call 301.600.1380.
This meeting will be broadcast live on cable television government channel 99.

Agenda

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February 27, 2103
3:00 PM
City Hall Boardroom

Mayor Randy McClement called the meeting to order at 3:00 PM

Mayor McClement led the Pledge of Allegiance

Attendees – Mayor Randy McClement, Aldermen Michael O'Connor, Shelley Aloï, Kelley Russell, City Attorney Sandra Nickols

Aldermen Carol Krimm and Karen Young are returning from a meeting in Annapolis.

Aldermen Krimm and Young arrived at 3:15 PM

* The February 27, 2013 Workshop meeting is available for viewing in its entirety via Granicus web streaming on The City of Frederick website, www.cityoffrederick.com

Agenda topics

1. **Pulled** - Discussion of a Proposed road
Name Change of Routzahn Way to
Wormans Mill Road

PULLED

2. Presentation of Downtown Frederick
Partnership Action Plan &
Accomplishments – Kara Norman

Discussion – Kara Norman, Executive Director of Downtown Frederick Partnership, presented an action plan and accomplishments update to the Mayor and Board of Aldermen. Also presented were the results from the first Partnership Business Development Performance Survey.

Public Comment

None

3. Discussion of Proposed Annexation of
48.816 Acres Located North of the
Intersection of Christopher’s Crossing and
Walter Martz Road, Collectively Known as
the Bartgis-Lasick/Rallas Property. The
Applicant is Requesting R8, Medium
Density, Zoning on the Property with a
Maximum Density Cap of 300 Residential
Units – Gabrielle Dunn

Discussion – Gabrielle Dunn presented the request for annexation of 48.816 acres of land located north of the intersection of Christopher’s Crossing and Walter Martz Road collectively known as the Bartgis-Lasick/Rallas Property. The applicant is requesting R8 medium density zoning on the property with a maximum density cap of 300 residential units.

It is requested that a map of the area that shows road improvements needed be provided to the Board of Aldermen. Another conversation with Frederick County Public Schools regarding transportation needs is also requested.

An email from Paula Nunez, representative for the Clover Hill Civic Association, was read into the record (see below).

Public Comment

Jeremy Holder

Bruce Dan

Conclusions: It is a consensus of the Board of Aldermen that there should be a review of the Potomac River Water Supply Agreement (PRWSA), total amount of water allocated, how much has been allocated out of that supply thus far and the capacity. Zack Kershner will provide this information.

Gabrielle Dunn

From: Paula Nunez <Paula.Nunez@hughes.com>
Sent: Wednesday, February 27, 2013 1:06 PM
To: Gabrielle Dunn
Cc: Paula Nunez
Subject: Bartgis annexation - CHCA concerns

Gabrielle,

As the representative for the Clover Hill Civic Association, I have read the Planning Commission meeting minutes and would like the following items to be addressed and put in the record with regard to the Bartgis-Lasick annexation proposal.

1. The density of R8 with a cap of 300 units (R6) is not consistent with the surrounding areas, which are developed at R4 zoning (or larger lots). Subtracting the forest conservation and parkland requirements from the total acreage makes the 300 units unattainable using either the R6 or R8 number.
 - We request that this zoning be reduced to R4.
 - Reduce the cap from 300 units to 200 units.
2. Ingress to the development - do not allow ingress from Christopher's Crossing.
 - We concur that all access must be from Walter Martz, not Christopher's Crossing.
3. The traffic impact cannot be accurate at 166 peak AM and 206 peak PM trips if there are 300 units! Development must be contingent on the extension of Christopher's Crossing. We have had a dramatic increase of traffic on Poole Jones Rd since Tuscarora Creek/townhomes/SFs have been built. Poole Jones is not designed for this.
 - We request that the development pipeline be tied to the completion of Christopher's Crossing. Regional traffic improvements must include upgrades to Poole Jones Road (shoulder and widening, where possible) and the intersection of Walter Martz/Christopher's Crossing/Poole Jones. This intersection has been reworked several times and continues to be confusing and dangerous.
4. School overcrowding is a serious issue when this development is added to the other approved annexations/developments.
 - The mitigation fee in lieu of APFO compliance will not resolve this problem.
5. Forest conservation must be provided on-site and not as a trade-off located somewhere else. Parkland needs to be in a non-flood plain area.
 - Annexation conditions must include on-site forest conservation and parkland requirements.
6. Limit building height and minimize light producing sources (i.e. buildings and streetlights) to reduce the impact on existing homes.
 - We request low level lighting and no tall street lights or tall townhomes.

I am hopeful that I can attend future workshop and regular meetings to personally convey our concerns.

Thank you and regards,

4. Aldermanic Comments

Alderman Aloï – no comments

Alderman Krimm – Spoke on the MML Legislative Committee meeting and their priorities

Alderman O'Connor – No comments

Alderman Young – Spoke on the Lt Governor Brown's speech which touched on highway user revenue, gun violence, off shore wind use, health reform and private/public partnership

Alderman Russell – reminded the public that there is an ordinance that states pet waste must be picked up in a bag and disposed. Pet waste bags are available.

The meeting adjourned at 6:00 PM

Respectfully submitted,

Susan Harding